

072.0

0006

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

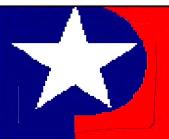
829,800 / 829,800

USE VALUE:

829,800 / 829,800

ASSESSED:

829,800 / 829,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
67		STOWECROFT RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ROBERTS SIMON D & WHITNEY C	
Owner 2:	
Owner 3:	

Street 1: 67 STOWECROFT RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: FITZGERALD THOMAS M--ETAL -	
Owner 2: CANTELLI FRANCES A -	
Street 1: 67 STOWECROFT ROAD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .152 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1988, having primarily Clapboard Exterior and 2041 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	water
	Sewer
	Electri
Census:	Exempt
Flood Haz:	
D	Topo
s	2
t	Above Stree
	Street
	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
	Land Type
	LT Factor
	Base Value

101	One Family	6601	Sq. Ft.	Site	0	70.	0.94	12														

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct					
Use Code	Land Size	Building Value	Yard Items		Land Value		Total Value							154237					
101	6601.000	397,200			432,600		829,800							GIS Ref					
Total Card	0.152	397,200			432,600		829,800		Entered Lot Size					GIS Ref					
Total Parcel	0.152	397,200			432,600		829,800		Total Land:					Insp Date					
Source:	Market Adj Cost		Total Value per SQ unit /Card:		406.57		/Parcel: 406.57		Land Unit Type:					10/08/18					

PREVIOUS ASSESSMENT										Parcel ID		PAT ACCT.			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date					
2022	101	FV	397,200	0	6,601.	432,600	829,800		Year end	12/23/2021					
2021	101	FV	382,700	0	6,601.	432,600	815,300		Year End Roll	12/10/2020					
2020	101	FV	382,700	0	6,601.	432,600	815,300		815,300 Year End Roll	12/18/2019					
2019	101	FV	375,600	0	6,601.	401,700	777,300	777,300	Year End Roll	1/3/2019					
2018	101	FV	375,600	0	6,601.	401,700	777,300	777,300	Year End Roll	12/20/2017					
2017	101	FV	376,500	0	6,601.	352,300	728,800	728,800	Year End Roll	1/3/2017					
2016	101	FV	320,000	0	6,601.	321,400	641,400	641,400	Year End	1/4/2016					
2015	101	FV	292,400	0	6,601.	284,300	576,700	576,700	Year End Roll	12/11/2014					

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
8/30/2019	1251	Insulate	3,000	C					10/8/2018	Meas/Inspect	HS	Hanne S			
6/13/2011	573	Re-Roof							3/29/2017	SQ Returned	MM	Mary M			
									1/10/2009	Meas/Inspect	336	PATRIOT			
									12/1/1999	Inspected	264	PATRIOT			
									11/19/1999	Missed Appt.	264	PATRIOT			
									11/8/1999	Missed Appt.	267	PATRIOT			
									11/3/1999	Mailer Sent					
									10/14/1999	Measured	256	PATRIOT			
									7/28/1993		AJS				
									Sign:	VERIFICATION OF VISIT NOT DATA					

**EXTERIOR INFORMATION**

Type:	21 - Split Level	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREY	
View / Desir:		

**BATH FEATURES**

Full Bath:	2	Rating: Average	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Average	
A HBth:		Rating:	
OthrFix:		Rating:	

**COMMENTS**

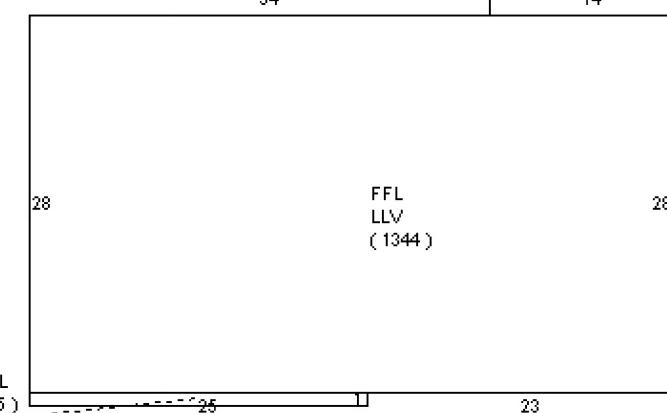
PDAS:

**SKETCH**

16	WDK (224)
	14

34

14

**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1988
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G12
Fact:	.

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 50%
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	2
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2016	0.00	T	2.4	101						

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 7 BRs: 3 Baths: 2 HB: 1		

**OTHER FEATURES**

Kits:	1	Rating: Good
A Kits:		Rating:
Fpl:	1	Rating: Average
WSFlue:		Rating:

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	GD - Good	11. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	11.3	%

**CALC SUMMARY**

Basic \$ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00500000
Adj \$ / SQ:	135.675
Other Features:	106216
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	447852
Depreciation:	50607
Depreciated Total:	397245

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	149.24
Special Features:	0	Val/Su Net:	135.24
Final Total:	397200	Val/Su SzAd:	290.14

**PARCEL ID**

072-0-0006-0008.0

**SKETCH**

16	WDK (224)
	14

34

14

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
FFL	First Floor	1,369	135.680	185,739	LLV	100	FLA	50	A	
LLV	Lower Level	1,344	83.950	112,827						
WDK	Deck	224	10.520	2,356						

Net Sketched Area: 2,937 Total: 300,922

Size Ad 1369 Gross Area 2937 FinArea 2041

**IMAGE****AssessPro Patriot Properties, Inc**